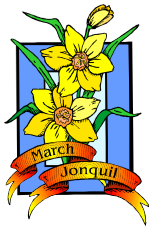


March 22, 2007



Planning Department Newsletter



COLLEGE HILL REPORT RELEASED

On March 9, 2007, the city of Pullman received a report from planning consultant Studio Cascade of Spokane that presented findings and recommendations for its College Hill neighborhood study. This study formally began on November 14, 2006, when the City Council retained Studio Cascade to conduct a comprehensive review of College Hill issues. The review, jointly funded by the city and WSU, involves a study of land use, transportation, and social matters in the College Hill core area bounded by Stadium Way, Grand Avenue, and Main Street (excepting the WSU campus).

The March 9 report includes background information on the characteristics of the neighborhood, a review of past planning efforts concerning College Hill, a discussion of issues facing the area, and recommended actions for improving

the neighborhood. The recommended actions in the report include the following:

- the city should enhance law enforcement on College Hill by finding ways to dedicate more resources to its police department or by pursuing collaborations with other law enforcement agencies
- the city may wish to consider expanding its on-street parking permit program into all areas of the hill without requiring neighborhood initiation
- the city should consider revising its parking requirements to a maximum of two parking spaces per dwelling as opposed to one parking space per bedroom and encourage residents to share vehicles, walk, bicycle, and ride the bus

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The report promotes Colorado Street as an opportunity area for mixed use development.

- the city should engage in a full-scale planning process for College Hill to develop a long-term vision and policies for the neighborhood, potentially leading to changes in zoning designations and land use development regulations
 - the city should consider provisions to protect the integrity of the historic district on the hill
 - the city should think about instituting architectural design provisions to improve the appearance of new development on the hill
 - the city should create a landlord registration program to allow the city to contact owners whose properties may be subjected to damaging behavior by tenants
 - the city should devise a new housing inspection program involving inspections conducted at the request of owners or tenants, and possibly include provisions allowing the city to call for inspections after a certain number of complaints are filed
 - the city and WSU should identify the timing and design of capital investment on the hill, create a design scheme for the interface between city and WSU jurisdictions, and work together to establish remote parking lots to store College Hill resident vehicles
 - WSU should consider adopting a current comprehensive master plan in writing for public review
 - WSU should continue its student discipline program and its Alcohol and Drug Counseling, Assessment and Prevention Services (ADCAPS) operation
 - WSU may wish to consider strategies to make on-campus housing more attractive to entice students to remain in this housing for their sophomore years
 - WSU may wish to reintroduce controlled use of alcohol in fraternities and sororities to reduce alcohol consumption in areas further removed from campus
 - the Greek community should increase supervision at fraternity “live-out” houses, park some vehicles at remote lots to lessen parking demand at houses, and enhance their community outreach efforts to improve their status in the neighborhood
 - WSU students should continue their neighborhood clean-up programs and support a less auto-dependent culture through shared use of autos, carpooling, etc.
 - the College Hill Association should continue to hold meetings with as broad an invitation list as possible and conduct outreach efforts in which permanent residents facilitate friendships with students
 - landlords and property managers should standardize an orientation packet to all renters, develop personal relationships with tenants to guide them in proper behavior, and use eviction as a last resort to address problematic behavior
 - real estate developers should communicate plans for new development openly with community members to build trust and gather beneficial input, design student housing projects to respect their surroundings, and consider innovative ways to create needed housing (such as mixed residential/commercial developments located along busier streets)
 - stakeholders should pursue a rental rehabilitation program to enhance the appearance and integrity of housing units on the hill
 - the community should use citizen groups with a larger, citywide focus to help temper policy recommendations related to College Hill so that impacts on all Pullman neighborhoods are considered
- A full copy of the College Hill study report is available at the city of Pullman website (<http://www.pullman-wa.gov>). Hard copies of the report are also available at Pullman City Hall, 325 SE Paradise Street; and Neill Public Library, 210 N. Grand Avenue.
- Studio Cascade’s principal planner Bill Grimes is scheduled to formally present the College Hill report at the City Council meeting on April 3 at 7:30 p.m. Public input on the report will also be accepted at that meeting.

CRITICAL AREAS ORDINANCE PUBLIC MEETING TO BE HELD MARCH 26

The planning department is hosting a public meeting at 7:00 p.m. on March 26 in the Edith Hecht Room of Neill Public Library to present a summary of the city's critical areas ordinance and solicit public input on any appropriate amendments to this ordinance. The regulations contained within this ordinance protect critical areas and resource lands in the community. Critical areas are identified as wetlands, habitat conservation areas, critical aquifer recharge areas, frequently flooded areas, and geologically hazardous areas. Resource lands are defined as agricultural, forest, and mineral resource properties of long-term commercial significance.

Critical areas ordinances are required of all local jurisdictions across the state in accordance with the provisions of the Washington State Growth Management Act (GMA). The GMA provides a schedule for Washington counties and their incorporated cities to update their critical areas ordinances. According to this schedule, the city of Pullman is required to review and, if necessary, revise its critical areas ordinance by December 1, 2007.

Pullman's first critical areas ordinance was adopted in 1992. Students and faculty from the WSU Environmental Science program performed much of the necessary research for this inaugural effort. In 2003, the city's regulations were revised substantially to comply with an amendment to the GMA that required local governments to protect critical areas in accordance with the "best available science." For this 2003 update, the city retained the services of consultant Economic and Engineering Services, Inc. of Kennewick to assist in the development of the regulations. The 2003 version of the critical areas ordinance, currently in use by the city, can be viewed on the city's website at <http://www.pullman-wa.gov/DrawOnePage.aspx?PageID=48>.

At the meeting of March 26, planning staff will invite oral and written comments from the public on the critical areas ordinance. If you are not able to attend the March 26 session, you are encouraged to submit remarks to planning department personnel by telephone, e-mail, postal mail, or by visiting us at City Hall.





Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

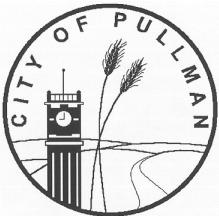
PROJECT	DESCRIPTION	LOCATION	STATUS
Brannan/Brelsford Annexation	annex 9.8 acres to the city	west of S. Grand Avenue/ Fairmount Drive intersection	staff reviewing annexation petition
Askins Annexation	Annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	PC recommended approval; CC meeting scheduled for 4/3
Fairbanks Zone Change (Z-07-1)	rezone 18.8 acres from C3 to R2	west of Palouse Highway and north of NW Clay Court	PC hearing scheduled for 4/4
Whispering Hills III Planned Residential Development	develop 72 single family homes on 19.9 acres in a planned development	south of SW Wawawai Road and west of SW Marcia Drive	staff reviewing application materials
Whispering Hills III Preliminary Plat	divide 44.3 acres into 117 lots and public streets in an R2 district	south of SW Wawawai Road and west of SW Marcia Drive	staff reviewing application materials
Bryant House Special Valuation	request for special property tax valuation for single family house rehabilitation	1005 NE Maple Street	staff reviewing revised application materials
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
Stonegate Townhouses site plan (04-31)	construct 10 townhouses on 18,150-sq-ft lot	715 NE Oak Street	staff reviewing revised site plan application
University Park Apartments site plan (06-18)	develop 21 apartments on 23,656-sq-ft lot	680 NE Gray Lane	staff requested applicant to revise site plan
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff requested applicant to revise site plan
South Centre site plan (07-3)	construct 12,000-sq-ft commercial building on 1.3-acre parcel	1225 S. Grand Avenue	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
